



City of Tigard

Tigard Special Meeting - Minutes

TIGARD CITY COUNCIL AND TIGARD-TUALATIN SCHOOL BOARD MEETING	
MEETING DATE AND TIME:	January 30, 2012 7:00 p.m.
MEETING LOCATION:	City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223

1. SPECIAL MEETING

A. Call to Order- Mayor Dirksen

B. Roll Call

City Council roll call:

<u>Name</u>	<u>Present</u>	<u>Absent</u>
Mayor Dirksen	✓	
Council President Buehner	✓	
Councilor Henderson	✓	
Councilor Wilson	✓	
Councilor Woodard	✓	

Tigard staff: City Manager Wine, Assistant City Manager Newton, City Recorder Wheatley, Assistant Public Works Director Rager, Community Development Director Bunch, Parks Facilities Manager Martin

School Board roll call:

<u>Name</u>	<u>Present</u>	<u>Absent</u>
Chair Wolf	✓	
Vice Chair Turhune	✓	
Board Member Albertson	✓	
Board Member Smith	✓	
Board Member Zurschmeide	✓	

School Board staff: Superintendent Saxton, Director of Human Resources Brown, Director of Community Relations Stark Haydon, Executive Assistant to the Superintendent and Board Roberts

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C. Pledge of Allegiance

2. Discussion Topics for the Joint Meeting with Tigard-Tualatin School Board:

Mayor Dirksen reviewed the scope of tonight's agenda and noted estimated time allotments for each item with the goal of concluding the meeting by 8:30 p.m.

A. Review recent accomplishments and goals of the district and the city.

Superintendent Saxton presented an electronic slide package entitled, "City of Tigard, Tigard-Tualatin SD Joint Meeting 1-30-12." A copy of the presentation is filed in the meeting packet. Topics covered included:

- Strategic Plan 2011-2016, which was adopted January 23, 2012, by the School District Board.
- Comprehensive K-12 literacy program –reading is the most important thing to teach children.
- New science curriculum adopted and currently being implemented.
- Technology initiative due to bond passage (\$10 million for technology and text books). The district has 6,500 technology devices now and expects to add 2,000 this summer. Teachers are utilizing the technology to change instruction and teach students to use technology at a high level. Innovative grants were received this year and are anticipated for next year.
- The Tigard-Tualatin Online Academy opens Monday, February 6. Students will be able to access a full curriculum to earn a high school diploma. This offering differs from most in the state because it will be a hybrid model offering a location for students to meet with teachers and use computers. Students can participate in the academy at the school or at home. About 52 students have signed up so far.
- Middle Years International Baccalaureate (IB) -- A rigorous curriculum for Grades 11 and 12 exists now. The district is creating an IB program for Grades 6-10 for all students and then they would have a choice whether to continue in Grades 11 and 12. The program is in its exploration phase.
- The District is in an exploration phase of dual language immersion programming in at least one, maybe two, elementary schools next year. Students would receive instruction in Spanish and English to allow students to become bi-lingual in Spanish/English by the end of 5th grade. Metzger Elementary is the likely pilot school.
- Review of the "common core curriculum," which is a high-level internationally competitive curriculum. Testing from this curriculum is expected by 2014.
- Reviewed several graphs for reading, math, science, and writing of district students – scores are trending upward in almost all areas.

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- The district's drop-out rate is 1.2 percent (high school). Four-year graduation rate is 82 percent compared to 67 percent at the state level. The five-year graduation rate in the district is 87 percent. In response to a question from Council President Buehner, Superintendent Saxton advised there are numerous comparisons between United States/Oregon with international standards. Typically, U S students do not score as well as students from Finland, China, Japan, Singapore, and South Korea. One of the common core curriculum goals is to raise standards so US students can compete on an international basis.

Mayor Dirksen reviewed achievements by the City of Tigard in the last couple of years:

- Transportation projects completed on Pacific Highway.
- Gains made with downtown improvements including reconstruction of Burnham Street. Plans are underway to reconstruct the south end of Main Street for aesthetics under the guidelines established for a "green street."
- Voters approved a park bond measure in 2010. The city has been carrying out its promises to use funds from the bond to purchase park properties. He referred to a purchase of properties near Fowler Middle School and on top of Bull Mountain along with some smaller parcels to expand the city's park inventory and to provide a greater level of service for a more urbanized area in the future. The primary purpose of the bond measure was to purchase more land so it is in public ownership and protected from potential development. Some of the bond proceeds are earmarked for future park development.
- The Mayor reviewed council's recently adopted 2012 City Council Goals. A copy of the goals were distributed to meeting participants and his review included the following:
 - Take the next step on major projects to which the city has already committed. One of those projects is to work on the Lake Oswego/Tigard Water Partnership. Through this partnership with Lake Oswego, in 2016 the city will transfer to a joint water supply system from the Clackamas River. This will give Tigard a direct ownership in its water source assuring more control over rates, capital projects funding and water availability.
 - The city will be working on the SW Corridor Plan regarding land-use policies along Pacific Highway and reviewing high capacity transit (HCT) coming from downtown Portland (Barbur Blvd., through Tigard, ending in Sherwood). Construction on the HCT could begin within the next ten years.
 - The city is working on improvements to its Tree Code. The City Council adopted an Urban Forestry Plan and the next step is to determine how the Tree Code needs to be amended. This project has included extensive public outreach and bringing people together from diverse viewpoints. The goal is to expand the urban forest canopy in Tigard from 25 percent to 38-40 percent, which is within national guidelines. After a review by the Planning Commission, the Plan will come before the City Council.
 - The city is looking to achieve long-term financial sustainability.

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- The city has a goal to look at some aggressive projects to spur development and activity in the downtown. Over the years citizens have said that a vital downtown is important. The downtown is the “heart of Tigard.”
- The Council will be reviewing its annexation policy with potential changes to address expansion and growth taking place to the west of the city.
- For the goal on recreation, the mayor advised the City Council would like to talk with district officials this evening about a potential partnership to better use the facilities owned by the city and school district; i.e., fields, and other facilities. The hope is to offer Tigard citizens better and more efficient use of these resources.
- The mayor reviewed the five-year City Council goals:
 - Obtain Ash Avenue railroad crossing in the downtown for better circulation flow.
 - Consider an urban renewal district along Pacific Highway should there be opportunities that come from the SW Corridor Plan.
 - Support the legislature to address the long-term financial needs of state and local governments.
 - Identify funding for city facility needs.
- Longer-term City Council goals include:
 - Continue to pursue opportunities to reduce traffic congestion.
 - Continue implementing the Downtown Urban Renewal Plan.
 - Continue monitoring the Tigard/Lake Oswego Water Partnership.
- Councilor Wilson added one of the City Council’s accomplishments this year was hiring a new city manager. He introduced City Manager Wine. School Board Chairperson Maureen Wolf participated with the City Manager selection process; she said she was thrilled with the selection of Ms. Wine as the City Manager.

B. Explore the potential for partnership opportunities between the district and the city.

Mayor Dirksen introduced this agenda item. He asked Superintendent Saxton to take the lead in the discussion.

Superintendent Saxton said he realized there is some interest by the city in ball fields. He referred to aerial photos in his slide presentation showing ball fields at the following schools: Alberta Rider, Durham Elementary, Metzger Elementary, Twality Middle School/Templeton Elementary, CF Tigard Elementary, Mary Woodard Elementary, Fowler Middle School, Tigard High School and the Art Rutkin School site. Each of these schools also have gymnasium spaces. The Alberta Rider cabin provides for interesting possibilities. Also, there is acreage at the Art Rutkin site that has potential for park usage.

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Superintendent Saxton, when reviewing the slide showing the area around the Fowler Middle School, advised the district is in discussions with Westside Christian High School about potential joint use of some of the property for an artificial turf field. He noted the turf fields are used all year.

Board Member Zurschmeide commented on the positive aspects of the city's successful park bond measure, which resulted in the city's ability to purchase property adjacent to Fowler Middle School. School Board Chairperson Wolf added that there is a tremendous interest in parks, as evidenced in recent election results. She said "we have to be smarter, we have to work together and really use our resources to the best we can...I am excited to have this conversation to really hear what you are thinking and what your vision is in how the city would play into it. I think it is a great opportunity."

Mayor Dirksen said the city believes there is potential for the city and school district to do much more in the way of sharing resources to utilize facilities, making them more readily accessible to the entire community. The partnership could take the form of many different things. He suggested putting together a few initial agreements and expand the partnership from there. When he was elected in 2000, there was a measure before voters to form the Atfalati Park and Recreation District, creating a taxing authority similar to the Tualatin Hills Park & Recreation District (THRPD). The measure failed by a substantial margin. City officials have heard from citizens that they like the concept of a recreation district; however, they were concerned about creating a separate taxing entity. While the THRPD is very nice, it also expensive with a tax rate on its own that is the equivalent to the tax rate of some cities in the Portland metropolitan area. We have heard from many of our citizens that they would rather see a park and a recreation district as part of the city, not as a separate district.

Mayor Dirksen suggested finding a way to create a single administration -- an entity -- that schedules and coordinates the use of all of the facilities, whether they be ball fields or gymnasiums and work with the different partners. There are probably some efficiencies that could be found to make these facilities more available to everyone. The initial partnership could be started by having members of staff from the district and the city meet to identify options for an office/person to coordinate the facilities owned by the city and the school district.

Mayor Dirksen referred to Superintendent Saxton's comment about the school district's partnership with Westside Christian High School. He said this has been done before with the Tigard Soccer Club to install the artificial field at the high school. These are examples of the numerous ways to pool resources and work together. Tonight, he hoped the board and council would agree to commit staff time to review and propose options.

In response to a question from School Board Member Albertson, Mayor Dirksen said the city's Park and Recreation Advisory Board has come to the City Council on more than one occasion to request funding be included in the budget for a recreation program and to build a facility such as a community center. Budget challenges have prevented the city from approving this request, although, there is a desire to provide a recreation program. Citizens regularly communicate their desire to have recreation facilities and programs for children and adults. To accomplish this, at least in the short term, the city is hoping that by working with the school district opportunities

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can be identified by using what we already have in a more efficient way. School board member Albertson commented on the use of fields and that such a partnership could also mean that the facilities could be available all year round. Mayor Dirksen said city officials were thinking of asking groups who currently use the fields (such as the Little League and the Soccer Club) to participate in discussions about recreation. School Board Chairperson Wolf suggested that once the staff members come together for the initial discussions, they will be able to identify other groups that should be involved in the process.

Councilor Woodard advised for the last year he has been the council liaison to the city's Park and Recreation Advisory Board. Recreation has long been on the minds of the board and citizens of Tigard, but the difficulty has been in determining how to make it happen – especially since the recent hard economic times. The PRAB is hopeful that from the discussions between the city and school district officials, a way is found to work together. The recreation program might start out small, but by working together opportunities could be found so it is feasible to offer more. Councilor Woodard noted his appreciation for this meeting and is looking forward to what might develop from here.

Councilor Wilson said the youth in the community have been well served by existing volunteer organizations. He said he did not think the intent is to usurp anything from what is currently being offered. The idea is to explore having the city become a clearinghouse or coordinator of recreation opportunities. Councilor Wilson noted that the school district spans two cities. The City of Tualatin has done joint projects with the school district. The City of Sherwood also has arrangements with its school district where the city maintains the fields and pays for the water. Councilor Wilson suggested that at some point in the future we can look at under-utilized acreages for long-term improvements along with the coordination of groups that already exist. The city has parks, but not that many playing fields compared to what the school district has. The city would be dependent on the school district to provide this resource; although, he acknowledged this is not the district's core mission.

Board Member Smith said he thinks there is a lot of interest from groups in existence who are organized to provide opportunities for organized sports; he specifically referenced the youth football group that at one time wanted to lease a playing a field.

Mayor Dirksen supported the idea of starting small and building upon successes to gain support to do more in the future.

Mayor Dirksen summarized that he heard general consensus by board members and council members that staff representatives of the school district and city should get together to begin talks about options and possibilities including ideas about how to create/fund an office to act as a central facilities coordinator.

City Manager Wine advised staff members could work to explore ideas and return with some concepts in the next few months. Superintendent Saxton added that he thought this was an exciting opportunity. Similar ventures in the City of Sherwood have served that community well.

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Councilor Woodard suggested adult intramural sports might also be something to consider. Mayor Dirksen said he hoped that these types of activities can be included because of the efforts begun tonight.

In response to a question from Councilor Woodard, Mayor Dirksen said his thought was that the first step would be for staff to meet and outline some basic concepts for the board and the council to review. He suggested the City Council would review these concepts with the Park and Recreation Advisory Board, but this can be determined later.

C. Overview trends facing the school district that are shaping the need for facility/program changes.

Superintendent Saxton referred to a document entitled, Tigard-Tualatin School District Enrollment Forecast Update 2012-13 to 2021-22, prepared by Portland State University Population Research Center. This information is important because the number of students determines the amount of funding for the district. The information is also used for an annual long-range facility planning process. Interesting information includes:

- The district had an enrollment decrease over the last three years (decreased by 229 students). Last year the decrease was 27 students, which was the smallest decrease in the last three years. The falling numbers are attributed to the recession and that residents are beginning to “age in place.” The metro region has lost 60,000 jobs since 2008; people have left the area.
- There is room for 10,500 additional housing units within district boundaries. Of those, 4,000 are in areas that have not been developed at all and the remaining units are infill or redevelopment.
- The district area is projected to have about 8 percent growth until 2021 (949 students). This is not a fast-growth rate – it’s just less than 1 percent per year.
- The legislature passed a bill in the last session for mandatory full-day kindergarten beginning 2015. This means there will be a need for two more classrooms at each of the elementary schools.
- Housing types generate, historically, differing average numbers of students per unit, with condominiums and manufactured homes having the lowest numbers.
- From enrollment forecasts by school, by 2021/22, elementary schools are expected to have 497 more students, middle schools 194, and high schools 258 (949 total).

Council President Buehner asked about assumptions by the demographer and whether there was awareness of the development plans for the increased density in the downtown and Triangle. She said she would also be interested in the density assumptions for River Terrace, which might be increased to 15 units per acre. Superintendent Saxton said he was uncertain about the assumptions for downtown; however, planning staff members from those cities within the district are contacted for this information. The River Terrace areas was projected at an R-12 zoning density.

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Demographic information will be monitored as trends will likely change.

Council President Buehner noted the importance of having the school district involved as the city creates the community plan for the River Terrace area to plan for future student populations. Superintendent Saxton said the district had members participate on both the technical committee and the citizens committee when the concept plan was prepared by Washington County. He indicated the district would be willing to have at least one participant for any planning the city does.

Councilor Wilson commented on the statement that people appear to be aging in place and how that has impacted enrollments. Superintendent Saxton referred to a chart in the Forecast that shows the relationship between birth cohorts and kindergarten enrollments in Tigard-Tualatin. Experience has been for significant decline in kindergarten (i.e., Mary Woodward) enrollment as neighborhoods become more established and residents age in place. In the Metzger area, young families have moved-in due to infill and kindergarten enrollment has increased. The district might need to look at a boundary adjustment between C.F. Tigard, Mary Woodward and Metzger elementary schools. As the economy recovers, the district anticipates a significant increase in the number of students will occur.

Superintendent Saxton noted there has been an increase in Hispanic enrollment; however, the rate of increase has decreased significantly over the last four years.

In response to a comment from Councilor Henderson, Superintendent Saxton said an increase is expected to the point additional facility capacity might be needed somewhere between 2016-2018.

Mayor Dirksen commented on the history of growth in the area and the recent expansion of the Urban Growth Boundary and the addition of the River Terrace area to the City of Tigard. As the community plan is completed and development begins, we will see another growth in housing units leading to growth within the district.

Community Development Director Bunch welcomed and urged participation in the upcoming work to be done to develop the community plan for the River Terrace area. He distributed and reviewed information entitled, "River Terrace Facts." Total acreage is about 535. Tigard and Washington County agreed that areas 63 and 64 can be most efficiently urbanized by a city capable of providing the full range of urban services. For urbanization to take place, the city must refine the County Concept Plan (West Bull Mountain) into an implementable Community Plan.

Community Development Director Bunch reviewed the recently annexed River Terrace area consisting of approximately of 218 acres (Area 64). This area is connected by a utility corridor to the City of Tigard. There are 50 acres of a recently expanded area within the Urban Growth Boundary, which connects Area 63 to the newly annexed area.

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Additional annexation of areas adjacent to 64 are anticipated in late spring, early summer though a “triple majority” annexation process.

Community Development Director Bunch described components of the community plan, which will contain all of the ordinances, master plans, and a business plan to develop the area for urban uses. This plan is required by both the state and metro, which will take the concept to a plan for urbanization. This is a significant exercise that will take between 18 to 24 months per Community Development Director Bunch. He reviewed the timeline of activities and the agencies, property owners and developers that will be asked to participate. Staff is working with the county to identify some funding for the plan development using some construction excise tax. Additional lands are anticipated. Beaverton will work with Tigard because of their commitment to expand their Urban Growth Boundary to the Cooper Mountain area. Community Development Director Bunch and Council President Buehner discussed the timeline as presented by Mr. Bunch. They disagreed as to the projected completion date with Council President Buehner saying her understanding was that the date was to be within 18 months. Assistant City Manager Newton clarified that the scope of the plan is occurring now.

Superintendent Saxton said he was pleased to hear about timing of development and plans for annexation, which will help the district plan for future schools. Mayor Dirksen confirmed that the city is committed to planning the area all at once so all the segments would be open for development at the same time. Community Development Director Bunch said it is important for the planning to occur at the same time, which is why staff is waiting for annexation to be concluded. In the meantime, work on the defining the scope is being done.

Board Member Zurschmeide commented on the significant lead time that the school district requires to build additional schools.

Community Development Director Bunch noted there are a number of pieces that need to come together, including a Metro ordinance regarding the Urban Growth Boundary. The city is committed to keeping citizens informed through one or two letters prior to the process starting.

Board Vice Chair Turhune said there is a high degree of interest to determine what can be created in the Urban Growth Boundary with regard to parks on property owned by the school district.

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Community Development Director Bunch commented on the reasons why the county agreed the city is the best choice to oversee the development of this area. The county does not have access to water, they do not offer park services, and the transportation issues are fairly significant.

In response to a question from Councilor Henderson, Community Development Director Bunch agreed the Washington County concept plan includes all of the areas mentioned, which provides the basis to plan for systems such as sanitary sewer.

Community Development Director Bunch referred to the density or the number of dwelling units per acre. Even though the dwelling units were planned at an “outer neighborhood design designation,” which is 10 units per acre, by the time you remove the roads, natural resources, and the institutional uses, development will occur at about 6.25 units per acre. Metro determined the rural element should be developed at 15 units per acre. This means the density will be brought into the whole area to be “smoothed out.”

Councilor Wilson commented that, from a policy standpoint, the city has a concern about density on the “fringes,” which brings into play the high-capacity transit corridor project. He said when he first began on the Planning Commission, the Phil Lewis Elementary School was closed and the Tigard Triangle was “getting out of the residential business” and now we are talking about planning to add residents. Councilor Wilson said he hopes some of the density can be transferred from the fringes to the Triangle and Downtown because of concerns about serving it with roads and already clogged highways, which relates to our citizens’ greatest concerns.

Mayor Dirksen noted the complexities of planning for this area, which is why the next several months will be used to determine what needs to be and what can be done. Because of the geographic location of this area, it will be its own little community – but it will still need to integrate into the larger community and rest of Washington County. He said he is certain there is a compromise that will create the type of community we would all like to see. He was happy that the school district will participate in this planning process.

Council President Buehner noted the need for school district boundary line adjustments. There are multiple properties that are in more than one school district. Superintendent Saxton said he communicates with the Beaverton School Superintendent regarding school district lines. No details have been worked out, but they will have this conversation and agreed it would be best to do this before a lot of people have moved into the area. Brief discussion followed on the challenges for determining school district boundaries and the types of issues to address.

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Community Development Director Bunch said in talking to developers and bankers, they do not expect the market to return to the state it was in in 2006 and 2007. The Urban Land Institute predicts that the “real investment” will likely occur in smaller housing and apartments. The housing market has fundamentally changed. It will be a long time before there is complete build out in this new area.

3. ADJOURNMENT

Mayor Dirksen and School Board Chairperson Wolf both expressed appreciation for the opportunity to meet tonight and agreed the board and council should meet more frequently in the future.

The meeting adjourned at 8:35 p.m.

/s/ Catherine Wheatley

Catherine Wheatley, City Recorder

Attest:

/s/ Craig E. Dirksen

Mayor, City of Tigard

Date: February 28, 2012

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